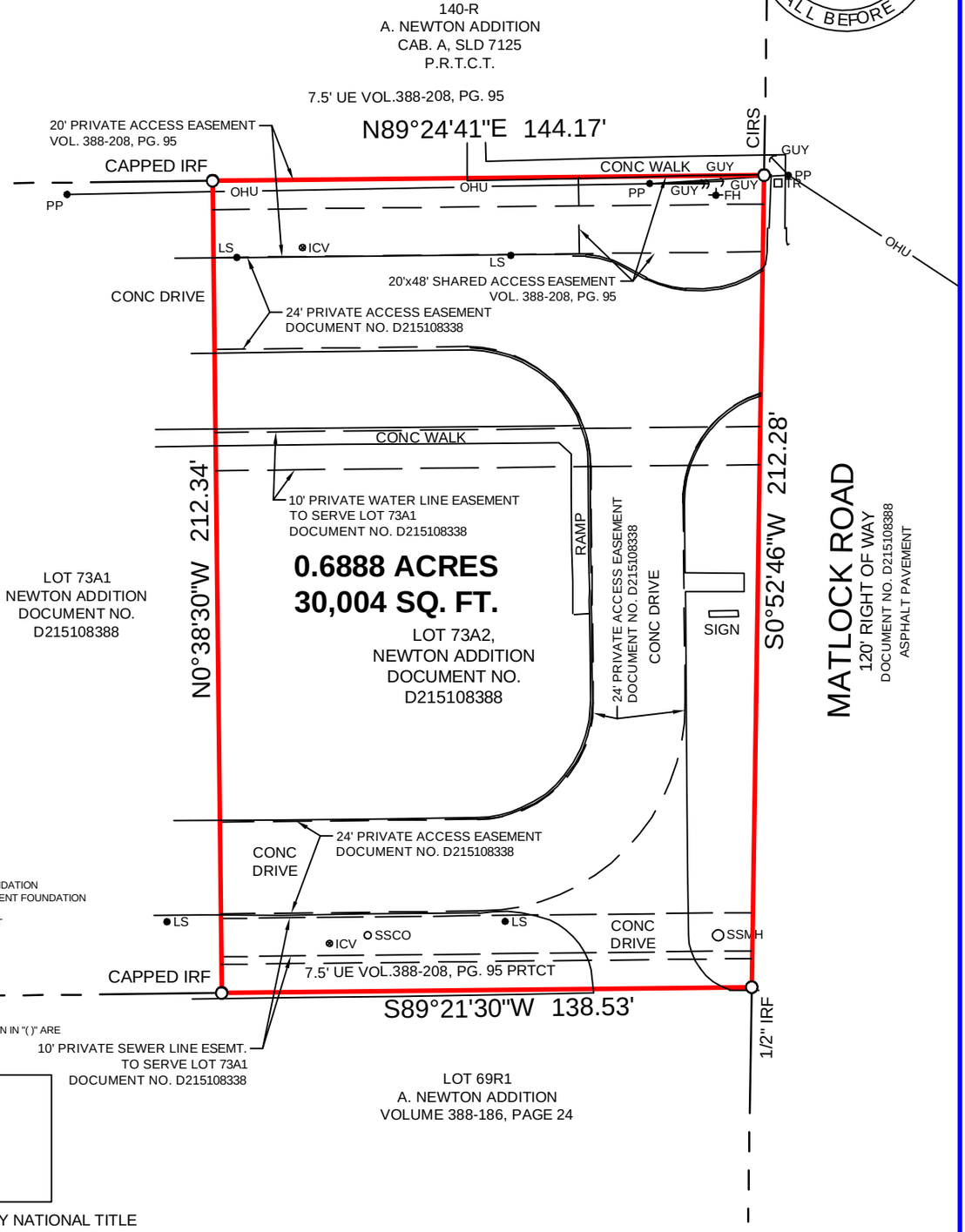
ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM GPS OBSERVATIONS USING THE RTK COOPERATIVE NETWORK.

TEXAS ONE CALL SYSTEM 800-245-4545 CALL BEFORE YOU DIG BOLS



LEGEND

EM	ELECTRIC METER
WV	WATER VALVE
WM	WATER METER
ICV	IRRIGATION CONTROL VALVE
GV	GAS VALVE
GM	GAS METER
SSMH	SANITARY SEWER MANHOLE
MH	MANHOLE
PP	POWER POLE
LS	LIGHT STANDARD
EB	ELEC BOX
TR	TELEPHONE RISER
	WIRE FENCE
	WOOD FENCE
	CHAIN LINK FENCE
	IRON FENCE
UG	UNDERGROUND
OHU	OVERHEAD UTILITY
FH	FIRE HYDRANT
ET	ELECTRIC TRANSFORMER
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
OSSF	ON SITE SEWER FACILITY
MH	MANHOLE
STSMH	STORM SEWER MANHOLE
BLDG	BUILDING W/ PERMANENT FOUNDATION
SHED	STRUCTURE WITH NO PERMANENT FOUNDATION
AC	AIR CONDITIONER
POSE	PUBLIC OPEN SPACE EASEMENT
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	5/8" IRON ROD SET MARKED "A-WARD"
IRR	5/8" IRON ROD RECOVERED MARKED "A-WARD"
CM	CONTROL MONUMENT

BEARINGS OR DISTANCE SHOWN IN "( )" ARE PLAT OR DEED CALL

SURVEY ACCEPTED BY:

_____

_____

TITLE COMPANY: FIDELITY NATIONAL TITLE
G.F. NO.: FT-44122-9001222101696-LE
ADDRESS: 971 MATLOCK ROAD, MANSFIELD, TX 76063
BUYER: TBD
SELLER: TNA REALTY, LP

The undersigned hereby states that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. According to Map No. 48439C0480K dated September 25 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is NOT within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

This survey substantially complies with the current Texas Society of Professional Surveyors Standard and Specifications for a Category 1A, Condition II Survey. Surveyed on the ground June 12, 2021.

A-Ward Surveying

James Paul Ward
Registered Professional Land Surveyor, No. 5606

All rights reserved
Copyright 2020 ©

If the seal is not embossed, this document is an unauthorized copy and should be presumed to contain alterations.

STATE OF TEXAS REGISTERED JAMES PAUL WARD 5606 PROFESSIONAL LAND SURVEYOR

NOTES ADDRESSING SCHEDULE B10 EXCEPTIONS:

Pursuant to Commitment for Title Insurance, provided by Fidelity National Title Insurance GF. No. FT-44122-9001222101696-LE, effective May 18, 2021 issued June 1, 2021.

a. through s. Not a Survey Matter
t. Shared access easement and private access easement as recorded Volume 8964, Page 480, Deed Records, Tarrant County, Texas does affect the subject property.
a. Through v. Not a Survey Matter.

TRACT 5

LAND TITLE SURVEY
Being Lot 73A2 of Lots 73A1 and 73A2, **A NEWTON ADDITION**, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded under Clerk's File No. D215108388, Plat Records, Tarrant County, Texas.

40' 0' 40' 80' 120'

GRAPHIC SCALE SCALE IN FEET 1" = 40'

A-WARD PROJECT NO: 2021-1459 MATLOCK ROAD

A-WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) 877-982-9273
survey@a-wardsurveying.com TBPELS Firm No. 10194435

O:\1 Survey 21\2021-1459 Matlock\2021-1459 MATLOCK.dwg, 6/15/2021 4:47:44 PM, 1:1